सुधारित विकास योजना - अकोला
समावेशक आरक्षणाच्या तरतूदीत बदल करणेबाबत.
महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम,
१९६६ चे कलम ३७ (२) अन्वये मान्यता देणेबाबत.....

२८/१७/०१-२८
१५/८/०९

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र./टिपीएस-२५०८/११७३/प्र.क्र.१७५/२००८/नवि-३०.
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक :२९ ऑगस्ट, २००९.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(शिवाजी पाटणकर)
अवर सचिव, महाराष्ट्र शासन

प्रति,
विभागीय आयुक्त, अमरावती विभाग, अमरावती.
जिल्हाधिकारी, अकोला.
संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
आयुक्त, अकोला महानगरपालिका, अकोला.
उप सचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.
उप संचालक नगररचना, अमरावती विभाग, अमरावती.
सहायक संचालक नगररचना, अकोला शाखा, अकोला.
व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन असाधारण राजपत्राच्या अमरावती विभागीय पुरवणीमध्ये प्रसिद्ध करुन त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या वेबसाईटवर प्रसिध्द करण्यात यावी.

निवड नस्ती, नवि-३०.

Forwarding GR

The Maharashtra Regional and Town Planning Act, 1966.

Sanction under section 37(2) of ..

•Modification to Development Control Rules for Akola Municipal Corporation.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated: 29 th August, 2009.

NOTIFICATION

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-2508/1173/CR-175/2008/UD-30 :- Whereas the Standardised Building Bye-Laws and Development Control Rules in respect of Municipal Corporations as approved by Government of Maharashtra vide Urban development Department's Notification No. TPS-3678/814-B/UD-5, dated 16th July, 1980 have been applied to the entire Municipal Corporation limit of Akola City (hereinafter referred to as "the said Regulations") vide Urban development Department's Notification No. TPS-2506/743/CR-52(B)/2007/UD-30, dated 28th March, 2008 under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, the table under title "Land users and manner of Development" in Regulation No. 14 {Regarding Land use classification and user permitted} of the said Regulations describes manner of development /redevelopment of land allocated, designated or reserved for certain purposes in the sanctioned Development Plan of Akola Municipal Corporation. The abovesaid sub regulations permit certain reservations to be developed by the owner under the concept of accommodation reservation, subject to some conditions.

And whereas, there is no provision to develop the reservations of District Commercial Centre / Town Centre / Town Sub Centre under the above mentioned concept of accommodation reservation. It is necessary to make provision in this regard. It is also necessary to amend M-4 of Appendix - M of Regulation No. 14.2 regarding District Commercial Area (C-2 Zone) and for that purpose it is proposed to modify the said Regulations accordingly.

And whereas, under the powers conferred by section 37(1AA) of the said Act, Government in Urban Development Department had published a notice No. even dated 14/8/2008 (herein after referred to as "the said notice") in respect of Development Control Rules of Akola Municipal Corporationto invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Amravati Division, Amravati as an Officer to here the suggestions/objections which may be received and submit his report on the same to Government.

And whereas, after completing the procedure as laid down under section 37(1AA) of the said Act, the said officer has submitted his report to Government on 29/12/2008;

And whereas, after consulting the Director of Town Planning, Maharashtra State Pune and after making necessary enquiries the Govt. is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes and for that purpose following entry is added to the Government Urban Development Department Notification no. TPS/2506/743/CR-52(B)/2007/UD-30, Dated 28th March, 2008 after the last entry;

ENTRY

I) Following sub regulation No. 2(C) is added in the table under title "Land users and manner of Development" in Regulation No. 14 of the said Regulations.

Sr. No.	Use Allocation designation or reservation.	Person / Authority who may develop.	Conditions subject to which develop.
1	2	3	4
2) (C)	Commercial (d) District Commercial Centre / Town Centre/ Town Sub Centre	Corporation or owner or Special Planning Authority. (SPA)	The Corporation / SPA may acquire the land and develop it for District Commercial Centre / Town Centre / Town Sub Centre. OR The owner may develop the District Commercial Centre/Town Centre / Town Sub Centre on his agreeing to give 30 percent of the permissible built up area along with appurtenant land for the District Commercial Centre / Town Centre / Town Sub Centre as per the requirement of the Municipal Commissioner / SPA to Corporation / SPA free of cost, for the users permissible in C-1 / C-2 zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C-1 / C-2 Zone without taking into account the built up area of District Commercial Centre / Town Centre / Town Sub Centre to be handed over to Corporation. Owner / Developer shall be allowed to use TDR / Additional FSI (0.33) on 70% land, subject to FSI consumption limit of 2.00 (Two), on the entire plot.

II) Clause M-4 of Appendix M of Regulation No. 14.2 is proposed to be deleted & substituted by following :

M-4 District Commercial Area/Zone (C-2 Zone)

Buildings or premises shall be used only for the uses and purposes given in M-3.2.1 subject to the conditions as mentioned in M-3.1

M-4.1 Uses permitted in a District Commercial Zone (C-2 Zone)-

The following uses are permissible in C-2 Zone-

(i) Area to the extent of 40% of permissible floor area, shall be developed for following users, as per the specification of the Corporation.

(a) Wholesale Establishment not exceeding 200 sq.mt. for commodities other than those prohibited by any statue or rule. (In Akola this will be applicable to non – congested area only)

(b) Public utility building.

(c) Head quarters of a Commercial organization or firm.

(d) Printing, book binding engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

By order and in the name of the Governor of Maharashtra,

(Shivaji Patankar)
Under Secretary to Government.

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